

# SHOP LEASE AVAILABLE

GROUND FLOOR RETAIL UNIT

POTENTIAL RETAIL AREA 837sq.ft (78q.m.) - ENERGY RATING C  
**56 HIGH ROAD, BEESTON, NOTTINGHAM, NG9 2JP**



## £26,000 PER ANNUM, EXCLUSIVE

### Location

- The Property occupies a prime position on the pedestrianised section of Beeston High Road, the main shopping street in the Town Centre. Neighbouring outlets include Holland & Barret, Boots, WHSmith, Café Nero and Greggs, and there is a Tesco Superstore to one side and a Sainsbury's to the other, both with parking.
- Beeston is a satellite town of Nottingham, located some 3 miles to the south west of the City Centre. It benefits from excellent road links and comprehensive public transport, including the NET Tram Network and it's own train station. The vibrant local economy is enhanced by the proximity of Nottingham University main campus.

### Accommodation & Facilities (Please note, all measurements exclude internal cladding, stud framing, etc)

- Sales Area - 635 sq ft, carpeted, with suspended ceiling and slat wall panelling (as currently configured)
- Ancillary Accommodation - Staff Kitchen, 2 Toilets, Store
- The Ancillary Accommodation is formed by non-structural partitions, leaving the possibility of extending the Sales Area to 837 sq.ft. while retaining the staff toilets

### Tenure

- Available by assignment/surrender and re-let (at the owners' discretion), on an internal repair and insuring lease

### Planning (Please ensure you confirm the planning status with the Local Planning Authority)

- We understand the property has consent for use under Class E (commercial, business and service use)

### Rates (Please ensure you confirm these figures with the Valuation Office/Local Council)

- The rateable value is understood to be £20,250 from 01/04/2023 (source VOA)
- Estimated rates payable for 2024-25 are £10,104.75 (source VOA)

### Viewing

- Please contact Alastair Anderson to arrange a viewing
- Mobile: 07762 034639                      Email: [alastair@dcanderson.uk](mailto:alastair@dcanderson.uk)